



95 Albert Street, Moruya




Imagine almost an acre in the heart of town!

The location of this character filled 4 bedroom, 3 bathroom cedar home is outstanding. Imagine not yelling at the kids to get ready or they'll miss the bus! They literally live a couple of doors down from both the high school and primary. They can jump on the bikes or just leg it to school.

But here are the real benefits,! The house is on 4050sqm block (just under an acre) with the back paddock extended to the next street, vacant land on one side of the house, and across the road is the golf course, offering the privacy of no direct neighbours. The back paddock has a pretty little creek that runs through it, is fully fenced and whilst you can't build on it, it's perfect for a pony, goats, or the kids to build their own BMX track on.

The house itself is adorable, the naturally weathered timber home features exposed beams downstairs, high pitched ceilings upstairs and a country galley style kitchen where you can look across the verandah and over your lush block of land.

There is a large bedroom on the ground floor and a bathroom then upstairs another 2 bedrooms and a bathroom, and above the large separate workshop is another generous loft style bedroom that is perfect for the teenager or guests when they stay...or even your own studio or office space with its own bathroom.

4  3  2 

FOR SALE
\$849,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

In the house yard there is parking for 2 plus large vehicles and a fenced dog run, also a chook yard and the large workshop space has power and would suit the handyman or hobby enthusiast. If you want something that isn't a cookie cutter then this is for you, call now for inspection times.

MORE DETAILS

Property ID	MD7F9Z
Property Type	House
Land Area	4050 m2
Including	Air Conditioning Toilets (3) Deck Dishwasher Workshop Built-in-Robes Water Tank Tank for garden New heat pump hot water system dog yard/chook yard power to workshop

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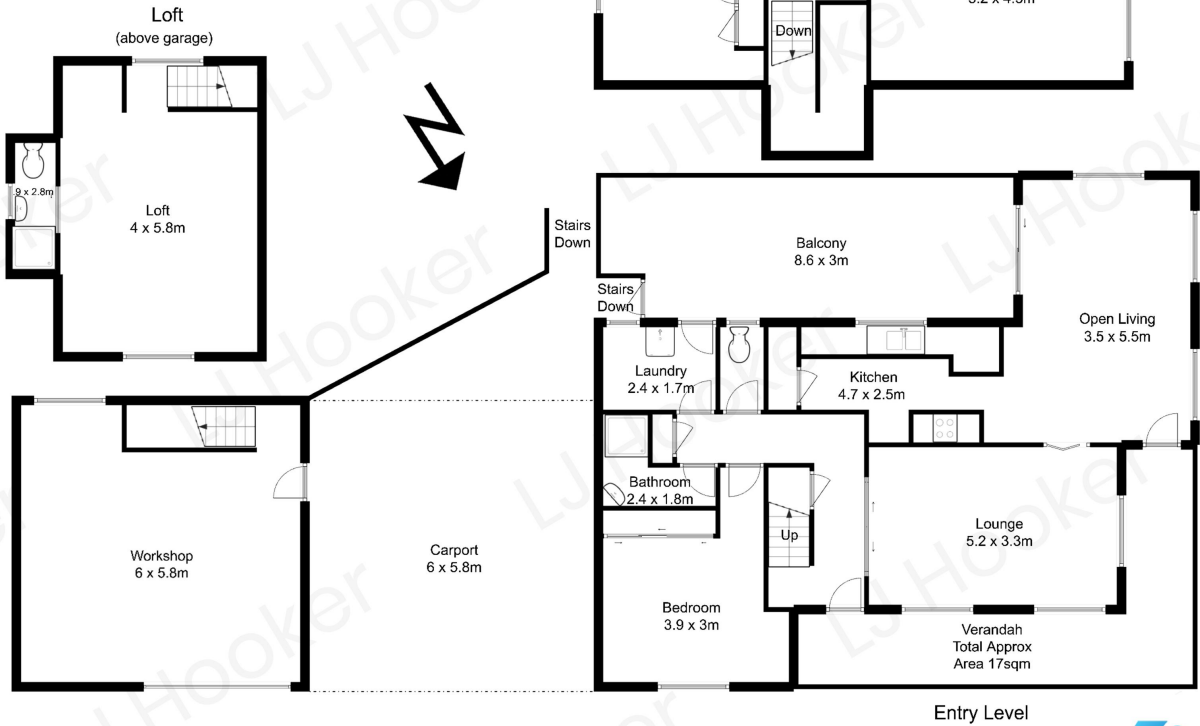
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Approximate Floor Area
269 square metres
excluding carport



All measurements are approximate and are intended as a guide only